



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, December 06, 2006

9:00 a.m.
City Council Chambers
City Hall

200 East Santa Clara Street
San Jose, California 95113-1905

Hearing Officers

Susan Walton, Principal Planner

Mike Enderby, Acting Principal Planner

**Joseph Horwedel, Director
Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **December 06, 2006**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience. A validation machine is available up the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Gina Robles (gina.robles@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **T06-092. Vesting Tentative Map** to reconfigure 1 parcel into one lot for mixed residential/commercial uses on a 1.02 gross acre site in the DC Downtown Primary Commercial Zoning District, located at the northeast corner of Market & San Salvador Streets (360 S MARKET ST) (City Of San Jose Redevelopment Agency, Owner; Mesa Sofa Partners, Llc Mr Richard Shields, Developer). Council District 3. SNI: None. CEQA: Addendum to the Downtown Strategy 2000 Environmental Impact Report(EIR).

The consent calendar is now closed.

3. PUBLIC HEARING

- a. The projects being considered are located at/on northwest corner of Olsen Drive and Hatton Street (378 SANTANA ROW), in the A(PD) Planned Development Zoning District (FRIT SAN JOSE TOWN & COUNTRY VILLAGE LLC, Owner/Developer). Council District 6. SNI: None. CEQA: Final Town and Country Village EIR, EIR Resolution No. 68210. **Continued from 11/08/06.**
 - 1. **PD05-066. Planned Development Permit** to construct 238 residential units (Building 8B) at Santana Row on a 4.095 gross acre site.
 - 2. **PT06-082. Vesting Planned Tentative Map Permit** to subdivide 39 parcels into 244 lots for 238 single-family condominium and parking structure uses on a 4.09 gross acre site.
- b. **PD06-030. Planned Development Permit** to construct 23 single-family detached, two- and three-story residences on a 1.83 gross acre site in the A(PD) Planned Development Zoning District, located on the northwest corner of Lucretia Avenue and Phelan Avenue (Lucretia Development, Llc Myha Trieu, Developer). Council District 7. SNI: Tully/Senter. CEQA: Mitigated Negative Declaration. **Deferred from 11/22/06.**
- c. **PT06-064. Vesting Planned Development Tentative Map** to subdivide two parcels into 24 lots for single-family detached residential uses on a 1.83 gross acre site in the A(PD) Planned Development Zoning District, located at the northwest corner of Lucretia Avenue and Phelan Avenue (Lucretia Development, LLC, Myha Trieu, Developer). Council District 7. SNI: Tully/Senter. CEQA: Exempt. **Deferred from 11/22/06.**
- d. **SP06-070 & V06-006 (file previously referred as CP05-066). Special Use Permit** request to allow an existing slimline monopole for wireless communication uses and Variance request to allow setback reduction on a 0.12 gross acre site in the CG General Commercial Zoning District, located on the northeast corner Monroe Street and Forest Avenue (Stevens Creek Associates, Owner). Council District 6. SNI: None. CEQA: Exempt. **Deferred from 11/22/06.**
- e. **TR06-178. Tree Removal Permit** Application for the removal of one acacia tree, 80 inches in circumference, in the R-1-8(PD) Planned Development Zoning District, located at 7036 Via Serena (Alexander and Marina Furman, owners). Council District 2. CEQA: Exempt. **Deferred from 11/29/06.**
- f. **PD06-029. Planned Development Permit** request to allow 110 single-family attached residential units in a podium building on a 10.66 gross acre site in the A(PD) Planned Development Zoning District, located on

the northeast corner of Baton Rouge Drive and Cedarville Lane (781 N CAPITOL AV) (Blossom Valley Investors, Owner). Council District 4. SNI: None. CEQA: Mitigated Negative Declaration. **Deferred from 11/29/06.**

- g. PD06-056. Planned Development Permit** to construct a new 250,000 gallon water storage tank for fire protection purposes and a new 2,000 square foot diesel-powered pump house on a 315 gross acre site in the IP Industrial Park Zoning District, located at the area generally bounded by Cottle Road, Monterey Highway, Highway 85 and Manassas Rd (5600 COTTLE RD) (Hitachi Global Storage Technologies Inc, Owner). Council District 2. SNI: None. CEQA: Hitachi Campus EIR Resolution No. 72772 , File No. PDC04-031.
- h.** The projects being considered are located on the east side of Senter Road, approximately 200 feet northwesterly of Quinn Avenue (2266 SENTER RD), in the A(PD) Planned Development Zoning District (GREEN VALLEY MAINTENANCE INC, Owner). Council District 7. SNI: Tully/Senter. CEQA: Mitigated Negative Declaration.

 - 1. PDA05-065-01. Planned Development Permit** to allow for 22 commercial condominiums on a 2.51 gross acre site.
 - 2. PT06-045. Planned Tentative Vesting Map Permit** to combine two parcels into one lot for commercial condominium uses on a 2.66 gross acre site.
- i. TR06-209. Tree removal permit** to remove one Camphor Tree, 67" in circumference on a 0.18 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on 2949 Faircliff Court (Luis C And Sharice G Rolando, Owner). Council District 9. CEQA: Exempt.
- j. TR06-210. Tree removal permit** to remove one Pepper Tree, 231" in circumference, from the front yard of an existing residence in the R-1-8 Single-Family Residence Zoning District, located at 4770 Harwood Road (Michael J And Leenette P Merino, Owners). Council District 9. CEQA: Exempt.

This concludes the Planning Director's Hearing for December 06, 2006. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/default.asp>
PUBLIC INFORMATION COUNTER
(408) 535-7800 CITY OF SAN JOSE